

**MINUTES**  
**Worcester Planning Board**  
**July 16, 1997**

Planning Board Members Present: George Russell  
Joan Bagley  
Joseph Sova  
Joe Boynton  
Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
James Sheehan, Code Enforcement  
Alan Gordon, OPCD  
Diana Collins, OPCD  
Judith Stolberg, OPCD  
Michael Traynor, Law Department  
Stephen Madaus, Law Department

**Regular Meeting (5:30 P.M.) - Council Chambers, City Hall**

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - June 11, 1997 and June 25, 1997:** Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted to approve the minutes.
3. **Zoning Ordinance Amendment - Bed & Breakfast:** Notice of the hearing was read by the Clerk. The petitioner requested the hearing be continued. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to continue the hearing to August 27, 1997.
4. **Zoning Ordinance Amendment - Siting of Electrical Substations and Transformers:** This was a continued hearing. Councilor Wayne Griffin spoke in favor. Patrick Carmody, representing Mass. Electric, spoke in opposition and submitted a letter detailing Mass. Electric's objections. Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to recommend denial because of issues raised by Mass. Electric including the fact that the siting of utility facilities is regulated by the Mass. Department of Public Utilities.
5. **340 May Street - Special Permit:** This is a continued item but the hearing was closed at the June 11, 1997 meeting. A motion was made by Samuel Rosario to re-open the hearing, but was not seconded. A motion was made by Joan Bagley and seconded by Joe Boynton to approve the Special Permit with the following conditions:

1. The petitioner, its successors and assigns shall provide at a minimum:
  - a. Three meals per day to all residents;
  - b. Personal care services necessary to provide an adequate level of care twenty-four hours per day;
  - c. Housekeeping services to all apartments at least once per week.
  - d. Full program of activities that includes exercise, recreational, educational and social programs at a level generally considered adequate for facilities of a similar size and serving a similar population;
  - e. Maintain an on site bus with properly licensed drivers to adequately meet the transportation needs of the residents;
  - f. Hairdressing services sufficient to meet the demands of the residents will be provided at least two days per week.
2. Back up power generators to be maintained on site and sufficient to provide emergency power throughout the building to keep interior lighting, heating, ventilation, air conditioning system and life support systems operative for a minimum of seventy-two hours during any power failure.
3. Five (5) units shall serve residents who qualify for "affordable housing" as that term is defined in Article I, Section 2 of the Zoning Ordinance.
4. A common area, handicapped accessible, be established which could serve as an emergency shelter for staff and residents, said area independently generated and having a kitchen, shower and sanitary facilities.
5. Shifts of employees not begin or end between 7:30 A.M. - 8:30 A.M. and 2:00 P.M. - 3:00 P.M. Additionally, commercial deliveries and pick ups shall also be excluded during these time periods.
6. The parcel shall not be subdivided.
7. Petitioner is required to petition City Council to request no parking on May Street within twenty (20) feet of either side of the site driveway entrance.
8. Special Permit is approved for a maximum of 76 units with no expansion in the number of units permitted.
9. All conditions of the approved site plan are hereby referenced as conditions of this special permit.

10. NDNE Assisted Living, Inc. shall provide the Department of Public Health and Code Enforcement with a performance bond or additional form of security covering the cost of demolition and clean up of the existing house.
11. Petitioner will establish and file with the Department of Public Works a detention basin maintenance and cleaning program which the petitioner shall adhere to.
12. Existing wood garage may be used for storage of vehicles, landscaping and snow removal equipment and building supplies and shall not be occupied or used for any other purpose than those stated herein, and provided it be in accordance with submitted site plan on file with the City of Worcester and in compliance with all governmental codes.
13. Open space covenant restriction, a requirement of Article X, Section 4.2 of the Zoning Ordinance, be recorded prior to the issuance of building permit.

A roll call vote was taken on the motion as follows:

Joan Bagley	Yes
Joe Boynton	Yes
Samuel Rosario	No
George Russell	Yes
Joseph Sova	Yes

The Special Permit was therefore approved with the above conditions.

Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:

- \* All exterior lighting for the parking area be directed away from neighboring properties.
- \* Vegetation not be removed from the area of vegetation around the perimeter of the site shown on site plan submitted February 28, 1997, except for vegetation that will be removed from trail as shown on said site plan and any trees that present an imminent safety hazard.
- \* Wooden fence of at least six feet high be located and maintained around the perimeter of premises on northerly, easterly and southerly sides of premises.
- \* Driveway be a minimum of twenty-four feet wide throughout the site.

- \* All comments in Department of Public Works letter dated June 11, 1997 be addressed to the satisfaction of said department.
  - \* Revised plan (3 copies) be submitted to OPCD prior to release of written decision to proponent.
  - \* Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
6. Private Street Removal - Nonquit Street (From Palisades Street to Dallas Street): Notice of the hearing was read by the Clerk. Joseph Paparella spoke in opposition. The petitioner was not present. Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted unanimously to recommend denial since a party of interest objected.
7. Hidden Farm Estates - Phase III - Preliminary Subdivision Approval: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to grant the request of the developer to extend the deadline for action to August 28, 1997. The item was continued to August 27, 1997.
8. 340 May Street - Site Plan Approval: This item was taken collectively with Item #5. See above.
9. 395 Chandler Street (Chandler Wonder Trust) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted to approve the request of the proponent for an extension of time for approval to August 28, 1997. The item was continued to August 27, 1997.
10. 288 Main Street (288 Main Street Associates) - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan with the following conditions:
- \* All comments in Department of Public Works letter dated June 20, 1997 be addressed to the satisfaction of said department.
  - \* All comments in Department of Public Works, Director of Traffic Engineering letter dated July 16, 1997 be addressed to the satisfaction of said department.
  - \* Approval be contingent upon proponent obtaining necessary Variances from the Zoning Board of Appeals.

11. 31 Crane Street (15% Slope) - Site Plan Approval: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the Site Plan with the following conditions:
  - \* Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
12. 4 Linden Street (First Parking Corp.) - Site Plan Approval: Joe Boynton recused himself for this item. The item was continued to August 27, 1997.
13. Special Permit Reconsideration - Zoning Board of Appeals (290 West Boylston Street - Speedy Muffler): This item was not heard because it requires a public hearing and advertisement.
14. Blithewood Heights Subdivision (Lot 38A) - Bond Release: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to release the bond since all work has been completed to the satisfaction of the Department of Public Works.
15. Villages of Moreland Green (Phases V & VI) - Bond Release: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to release the \$25,000 bond for Phase V and the \$17,000 bond for Phase VI since all work has been completed to the satisfaction of the Department of Public Works.
16. Oak Grove Estates - Extension of Work Completion Date and Bond Expiration Date: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to extend the work completion date to September 3, 1997 for Phases II & III and June 1, 1998 for Phase IV. The Board also requested a definitive schedule outlining the remaining work to complete Phases II & III for its August 27, 1997 meeting.
17. Neponset Street - Abandon Portion of Public Street: Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to recommend approval with the condition that the City maintain utility easements in the area to maintain existing utilities located there.

18. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

#4839 - Northboro Street  
#4840 - Vincent Circle  
#4841 - Walter Street  
#4842 - Orient Street  
#4843 - First Street

**Other Business:**

The Chairman adjourned the meeting at 8:30 P.M.

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 17, 1997

At a meeting held on July 16, 1997 the Worcester Planning Board voted 4-1 to approve the Definitive Site Plan Approval application filed by NDNE Assisted Living, Inc.

The petition involves the construction of a Continuing Care Retirement Community on a 7+ acre lot to consist of a maximum of seventy-six (76) units in a two story residential structure and parking, a portion of said property having 15% or more slope on a parcel located at 340 May Street, Worcester, Massachusetts. Proper notice on April 30, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* All exterior lighting for the parking area be directed away from neighboring properties.
- \* Vegetation not be removed from the area of vegetation around the perimeter of the site shown on site plan dated February 28, 1997, except for vegetation that will be removed from trail as shown on said site plan and any trees that present an imminent safety hazard.
- \* Wooden fence of at least six feet high be located and maintained around the perimeter of premises on northerly, easterly and southerly sides of premises.
- \* Driveway be a minimum of twenty-four (24) feet wide throughout the site and to be shown on revised plan.
- \* All comments in Department of Public Works letter dated June 11, 1997 be addressed to the satisfaction of said department.
- \* Revised plan (3 copies) be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 7-23-97

**CITY OF WORCESTER  
PLANNING BOARD DECISION**

**PLEASE TAKE NOTICE**

**DATE: July 17, 1997**

At a meeting held on July 16, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by 288 Main Street Associates Limited Partnership, Owner.

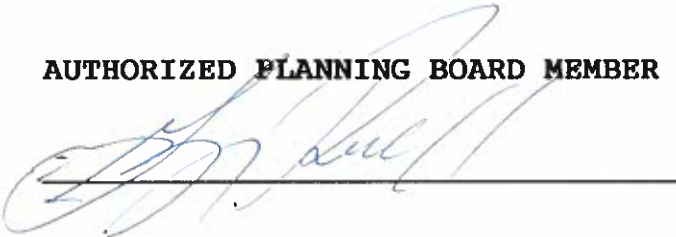
The petition involves the paving of a vacant lot to provide forty-two parking spaces on a parcel located at 288 Main Street, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* All comments in Department of Public Works letter dated June 20, 1997 be addressed to the satisfaction of said department.
- \* All comments in Department of Public Works, Director of Traffic Engineering letter dated July 16, 1997 be addressed to the satisfaction of said department.
- \* Approval be contingent upon proponent obtaining necessary Variances from the Zoning Board of Appeals.

**AUTHORIZED PLANNING BOARD MEMBER**



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**DATE:**

7-23-97



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 17, 1997

At a meeting held on July 16, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Dorothy Arnieri, Owner.

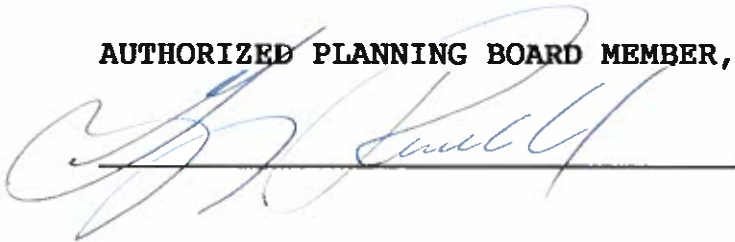
The petition involves the construction of a single family home on land with 15% or more slope on a parcel located at 31 Crane Street, Worcester, Massachusetts.

Proper notice on July 2, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in blue ink, appearing to read "C. J. Sullivan", is written over a horizontal line.

DATE:

7-23-97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by First Alliance Church.

The petition involves the construction of a twenty-nine (29) space parking lot on a parcel located at 1411 Main Street, Worcester, Massachusetts.

Proper notice on June 11, 1996 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* All comments in Department of Public Works letter dated June 19, 1997 be addressed to the satisfaction of said department.
- \* Arbor vitae be extended along west side of property.
- \* Revised plan be submitted to the Office of Planning & Community Development (2 copies) before issuance of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



Samuel R. [unclear]

DATE: 10 July 97

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by 85 Green Street Trust.

The petition involves the construction of a two story structure for office and warehouse use and associated parking on a parcel located at Washington, Gold, Summit and Ash Streets, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* All comments in letter from Department of Public Works dated June 19, 1997 be addressed to the satisfaction of said department.
- \* Revised plan be submitted to OPCD (2 copies) prior to release of decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in blue ink, appearing to read "Sumner [unclear]", is written over a horizontal line.

DATE: 10 July 97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Amendment to Definitive Site Plan Approval application filed by St. Vincent Hospital L.L.C.

The petition involves the construction of a 299 bed acute care hospital and medical offices, parking garage, additional surface parking and a central plant for heating, cooling and emergency power on a parcel located at 30 Washington Square, Worcester, Massachusetts.

Proper notice on May 28, 1997 was given for the meeting by the Planning Board.

The Amendment to Definitive Site Plan Approval was granted with the following conditions:

- \* Five (5) added trees along Worcester Center Boulevard be shown on plan.
- \* Delineate on plan with symbol clarification between trees which will be provided by the City of Worcester streetscape program, those which will be provided by the Central Street Gateway II project and those which will be provided by the developer.
- \* Revised plan be submitted to OPCD (3 copies) prior to release of decision to proponent.
- \* All conditions of previous approval remain in effect unless amended by this approval.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 10 July 97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve an Extension of Time for Parking Plan Approval to August 15, 1998 filed by Worcester Art Museum.

The petition involves an construction of a parking lot originally approved on July 31, 1996 on a parcel located at 56 Salisbury Street and 20 Institute Road, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

10 July 97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by John McMenemy.

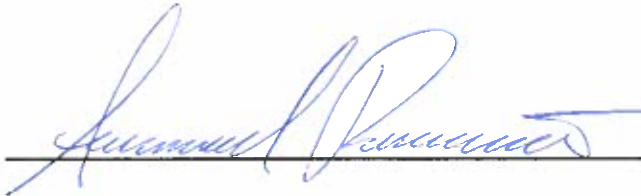
The petition involves the construction of a single family home on property with a 15% or more slope on a parcel located at Oak Hill Road - Parcel 2, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

10 July 97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 2, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Hale Development Corporation.

The petition involves the construction of nine single family homes on lots with a 15% or more slope on parcels located at 5 A-R Gates Road & 6 A-R - 11 R Gates Circle, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

10 July 97

PLEASE TAKE NOTICE

DATE: June 30, 1997

At a meeting held on June 25, 1997 the Worcester Planning Board voted unanimously to approve the Amendment To Definitive Site Plan Approval application filed by G.R. Poulin Construction, Inc.

The petition involves an amendment to revise the previously approved site plan by constructing a 100,800 square foot warehouse facility with parking, landscaping, drainage control and vehicular circulation on a parcel located at 2 Pullman Street, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* All comments in letter from Department of Public Works dated June 19, 1997 be addressed to the satisfaction of said department.
- \* All conditions of previous approval remain in effect unless amended by this approval.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

1 July 97



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1997

At a meeting held on June 11, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Trudy Corp. and Curtis Tractor Cab, Inc.

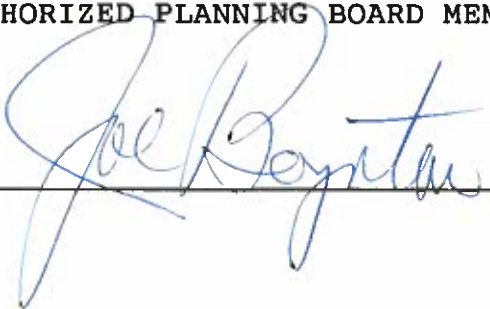
The petition involves the construction of an addition totaling 14,350 square feet of building for warehouse purposes and storage of displaced waters in a flood plain on a parcel located at 111 Higgins Street, Worcester, Massachusetts.

Proper notice on May 28, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* Table showing number, species and size of landscaping be put on plan, third handicapped parking space be shown on plan and exterior lighting be shown on plan.
- \* All comments in Department of Public Works letter dated June 10, 1997 be addressed to satisfaction of said department.
- \* Revised plan submitted to OPCD (3 copies) prior to release of decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

6-24-97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1997

At a meeting held on June 11, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Polar Corporation.

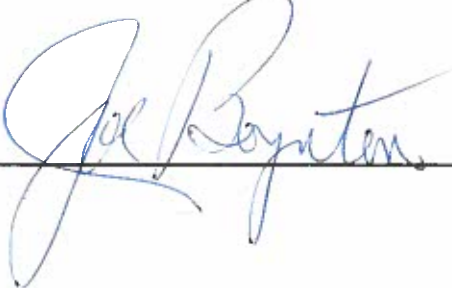
The petition involves the renovation and use of existing structure for offices and warehousing on a parcel located at 961-1001 Southbridge Street, Worcester, Massachusetts.

Proper notice on May 28, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* Four spaces near the northwest side of the new addition be designated as handicapped parking.
- \* Lighting be deflected toward the building.
- \* Crosswalk be installed between parking lot and building.
- \* To the right of the driveway entrance one (1) tree and twenty-five (25) junipers be installed and to the left of the driveway entrance two (2) trees and 50-100 junipers be installed.
- \* All comments in Department of Public Works letter dated June 10, 1997 be addressed to satisfaction of said department.
- \* Revised plan submitted to OPCD (3 copies) prior to release of decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 6-24-97

**CITY OF WORCESTER**  
**PLANNING BOARD DECISION**

**PLEASE TAKE NOTICE**

**DATE: June 23, 1997**

At a meeting held on June 11, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Polar Corporation.

The petition involves the addition of a 20,915 square foot structure to the existing beverage manufacturing facility for warehousing of beverage products on a parcel located at 40 Walcott Street, Worcester, Massachusetts.

Proper notice on May 28, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* Handicapped spaces be designated on plan.
- \* All comments in Department of Public Works letter dated June 10, 1997 be addressed to satisfaction of said department.
- \* Revised plan submitted to OPCD (3 copies) prior to release of decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

6-24-97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1997

At a meeting held on June 11, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Dennis & Margaret Buzzell.

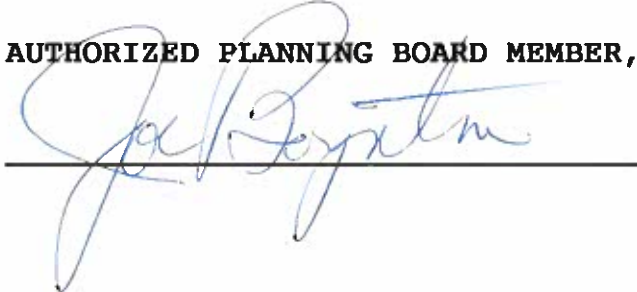
The petition involves the construction of a single family residence on property with a 15% slope on a parcel located at 312 May Street, Worcester, Massachusetts.

Proper notice on May 28, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* All comments in Department of Public Works letter dated June 10, 1997 be addressed to the satisfaction of said department.
- \* Vegetation be identified and enumerated on plan.
- \* Revised plan (3 copies) be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



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DATE:

6-24-97